

BOARD OF ZONING APPEALS AGENDA
AUGUST 4, 2009

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, August 4, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. MR. ELWOOD T. HODNETT, SP 2009-MV-040 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 23.0 ft. from rear lot line. Located at 7805 Roundabout Way on approx. 8,400 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-1 ((9)) (5) 26.
SC
Approved
- 9:00 A.M. DOUGLAS AND ALISON DUENKEL, SP 2009-DR-035 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 16.2 ft. from side lot line, addition 35.4 feet from front lot line and open deck 4.1 feet from the side lot line and 17.6 feet from the front lot line of a corner lot and fence greater than 4.0 feet in height to remain in front yard. Located at 1143 Kettle Pond La. on approx. 36,000 sq.ft. of land zoned R-1. Dranesville District. Tax Map 12-1 ((13)) 17 (Concurrent with VC 2009-DR-002).
SC
Approved
- 9:00 A.M. DOUGLAS AND ALISON DUENKEL, VC 2009-DR-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure to remain in the front yard of a lot containing 36,000 sq. feet or less. Located at 1143 Kettle Pond La. on approx. 36,000 sq. ft. of land zoned R-1. Dranesville District. Tax Map 12-1 ((13)) 17 (Concurrent with SP 2009-DR-035).
SC
Approved
- 9:00 A.M. RAFAEL CHAVARRIA, SP 2009-MA-030 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.2 ft. from side lot line and 3.1 ft. from rear lot line. Located at 7218 Carol La. on approx. 10,000 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((20)) 89.
DH
Approved
- 9:00 A.M. WAYNE M. TESTERMAN, SP 2009-SP-033 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structures to remain 13.1 ft. and 8.2 ft. from side lot line and fence greater than 4.0 ft. in height to remain in front yard. Located at 7640 Clifton Rd. on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-3 ((14)) 14.
DH
Admin.
Moved to
10/20/09

- 9:00 A.M. JAMES P. AND KATHRYN M. DRINKARD, SP 2009-LE-041 (50% reduction)
DH
Admin.
Moved to
9/15/09 at
appl. req.
- 9:00 A.M. SUSAN J. LUCAS, SP 2009-SP-042 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 10.0 ft. from side lot line. Located at 6915 Heathstone Ct. on approx. 1.16 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-1 ((5)) 30A.
DH
Approved
- 9:00 A.M. JOHN DENNIS HALL, JR. AND CYNTHIA R. BAUSO, SP 2009-LE-039 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in front yard. Located at 3405 Austin Ct. on approx. 11,612 sq. ft. of land zoned R-4. Lee District. Tax Map 82-4 ((32)) 62.
SJ
Approved
- 9:00 A.M. RAYMOND KARL STRIDE, JR., SP 2009-DR-043 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 0.1 ft. from side lot line and reduction of certain yard requirements to permit construction of roofed deck and addition 28.7 ft. from front lot line and addition 6.8 ft. from side lot line. Located at 2015 Maynard Dr. on approx. 10,500 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((4)) 11.
SJ
Admin.
Moved to
9/15/09 for
Notices
- 9:00 A.M. RICHARD LORD, SP 2009-SP-037 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 6616 Saddlehorn Ct. on approx. 9,400 sq. ft. of land zoned R-3. Springfield District. Tax Map 88-1 ((11)) 9.
SJ
Denied
- 9:30 A.M. JBG ROCKWOOD SUNRISE VALLEY, LLC, A 2009-HM-014 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an amendment to a Department of Public Works and Environmental Services approved PRC Plan would be subject to approval by the Board of Supervisors, in accordance with grandfather provisions adopted as part of Zoning Ordinance Amendment ZO-07-397, PRC District Regulations. Located at 11720 Sunrise Valley Dr. on approx. 3.45 ac. of land zoned PRC. Hunter Mill District. Tax Map 17-4 ((14)) (1A) 1.
LJ
Upheld
- 9:30 A.M. CRONAN FAMILY, LLC, A 2008-SU-008 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established uses (an office, a motor vehicle storage yard, and a storage yard) and the placement of accessory storage structures on property in the I-5 District without site plan or Building Permit approval nor a valid Non-Residential Use Permit all in violation of Zoning Ordinance provisions. Located at 14800 Thompson Rd. on approx. 7.8 ac. of land zoned I-5, AN and WS. Sully District. Tax Map 33-2 ((2)) 12. (Concurrent with A 2008-SU-037) (Continued from 6/17/08) (Decision deferred from 12/16/08, 4/21/09, and 6/23/09)
DWH
Decision
Deferred to
Feb 2010

9:30 A.M. DANELLA CONSTRUCTION COMPANY OF VIRGINIA, INC., A 2008-SU-037 Appl. under
sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant, as a
DWH tenant on the subject property, is required to obtain site plan approval and Building Permit
Decision approval for trailers and accessory storage structures in order to comply with Zoning
Deferred to Ordinance provisions. Located at 14800 Thompson Rd. on approx. 7.8 ac. of land zoned
Feb 2010 I-5, WS and AN. Sully District. Tax Map 33-2 ((2)) 12. (Concurrent with A 2008-SU-008)
(Decision deferred from 12/16/08, 4/21/09, and 6/23/09)

JOHN F. RIBBLE III, CHAIRMAN